

FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

APR# 05-III-2P

Staff Use Only

Date Received: 9/21/05
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION


Lisa M. Chiblow, agent on behalf
of Christopher Land, LLC

Name: _____ Daytime Phone: (703) 712-5364

Address: McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102

Nominator E-mail Address: lchiblow@mcguirewoods.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

 _____

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

See Table 1 and attachments

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

Agent for Christopher Land, LLC

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 13

Total aggregate size of all nominated parcels (in acres and square feet): 573,236.5 sq. ft. 13.1597 acres

Is the nomination a Neighborhood Consolidation Proposal: ☒ Yes ☐ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

Burke Lake Community Planning Sector. "This segment is dominated by the over 700-acre Newington Forest development. The majority of this area is planned for residential use at 2-3 dwelling units per acre. The Chapel Acres subdivision is planned for 1-2 dwelling units per acre. Development coordination and consolidation of parcels where appropriate to allow preservation of environmental features and good internal traffic circulation is a condition for approval of densities above the low-end of the Plan density range as shown on the Plan map."

Current Plan Map Designation:

Residential: 2-3 dwelling units per acre

Proposed Comprehensive Plan Designation: Residential: 3-4 dwelling units per acre

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	39-52
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30-40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:
Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

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Table 1

Neighborhood Consolidation: No							APR Nomination: Pohick Road	
Nomination Information	Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size (Ac.)	Signature of Owner Petition Attached or Receipt Number		
1.	98-1-((1))-58 ✓	Styliani A. Ploutis Koukides Kostantinos	8701 Pohick Road	9142 Stonegarden Drive Lorton, VA 22079	0.9325	Signatures Attached ✓		
2.	98-1-((1))-60 ✓	Potomac Custom Homes II, LLC	8713 Pohick Road	8216 C Old Courthouse Rd Vienna, VA 22182	2.625	Signature Attached ✓		
3.	98-1-((1))-61 ✓	Whitney L. Baggary, deceased Jane P. Baggary	8717 Pohick Road	8717 Pohick Road Springfield, VA 2153	1.0021	Signatures Attached ✓		
4.	98-1-((1))-62 ✓	Sarah F. Gardner, Tr. Donald C. Hartley Sandra L. Hartley	8721 Pohick Road	5705 Ambler Street Alexandria, VA 22310	1.1825	Signature Attached ✓		
5.	98-1-((1))-63 ✓		8725 Pohick Road	8725 Pohick Road Springfield, VA 22153	0.9130	Signatures Attached ✓		
6.	98-1-((1))-64 ✓	Steve P. Spann Franklin R. Free, Jr.	8729 Pohick Road	8729 Pohick Road Springfield, VA 22153	0.9196	Signature Attached ✓		
7.	98-1-((1))-65 ✓	Linda C. Free William H. Hart	8733 Pohick Road	8733 Pohick Road Springfield, VA 22153	0.4691	Signatures Attached ✓		
8.	98-1-((1))-66 ✓	Doris A. Hart Franklin C. Crance	8737 Pohick Road	8737 Pohick Road Springfield, VA 22153	1.4506	Signatures Attached ✓		
9.	98-1-((3))-14	Vivian A. Crance Robert S. Maley	7815 Giles Street	7815 Giles Street Springfield, VA 22153	1.0066	Signature Attached ✓		
10.	98-1-((3))-15	Drusilla J. Maley	7809 Giles Street	Springfield, VA 22153	0.6588	7004-2510-0000-1383-3061 ✓		
11.	98-1-((3))-16	Hazel L. Demory	8755 Pohick Road	1676 Thenia Place Woodbridge, VA 22192	0.5556	Signature Attached ✓		
12.	98-1-((3))-17	Hazel L. Power	8749 Pohick Road	1676 Thenia Place Woodbridge, VA 22192	0.6524	Signature Attached ✓		
13	98-1-((3))-18	William H. Koch	8741 Pohick Road	8741 Pohick Road Woodbridge, VA 22192	0.7919	Signature Attached ✓		
Total Acreage					13.1597			
% of Acreage Supportive of Nomination					95%			
% of Property Owners Within Nomination Area That signed Petition					92%			
/279987								



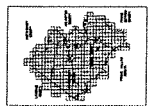
PERMITS

Map of the City of Fairfax, Virginia, showing the location of the proposed project. The project is located in the R-3 zoning district, which is a residential single-family zoning district. The project is located on a lot that is 100 feet wide and 100 feet deep. The project is located in the R-3 zoning district, which is a residential single-family zoning district. The project is located on a lot that is 100 feet wide and 100 feet deep.

GENERAL NOTES

ADMINISTRATIVE INDEX

The following information is provided for the purpose of identifying the location of the proposed project. The project is located in the R-3 zoning district, which is a residential single-family zoning district. The project is located on a lot that is 100 feet wide and 100 feet deep. The project is located in the R-3 zoning district, which is a residential single-family zoning district. The project is located on a lot that is 100 feet wide and 100 feet deep.



ADMINISTRATIVE INDEX

84.4	85.3	86.4
87.2	88.3	89.2
90.1	91.2	92.1
93.0	94.1	95.0

PROPERTY MAP

ZONING
98-1
Revised to: 08/19/05

Prepared by:
Engineering Services Division
12000 Old Dominion Road
Suite 100
Fairfax, Virginia 22031-1000
1-800-441-2345

5, 100% THE CITY OF FAIRFAX

Not Created After 12 Aug 99

JUSTIFICATION FOR AREA PLAN REVIEW NOMINATION
BY CHRISTOPHER LAND, LLC
POHICK ROAD PROPERTIES

Executive Summary

The Nominator, Christopher Land, LLC proposes to replan the Nomination Property in a manner that better reflects established land use patterns in the area and currently provides proper incentives for critically needed drainage infrastructure and improvements in the area.

Description of Nomination Property

The Property consists of approximately 13.16 acres and is presently zoned R-1. The Property is presently developed as single family, detached units. To the best of the Nominator's knowledge, it is not encumbered by any Resource Protection Areas, Environmental Quality Corridors, wetlands or similar environmental features.

Nature of Request

The Nominator requests that the Property be replanned with residential use at a density of 3 to 4 dwelling units per acre. As generally referenced above and described in more detail below, the Nominator will commit to make critical improvements to drainage and stormwater infrastructure in the surrounding area.

Basis for Request

Objectively, the current Comprehensive Plan recommendation of 1-2 dwelling units per acre is out of character with the established land use pattern. Virtually all abutting land is planned for 2-3 units per acre and zoned and developed within that range. The Nomination proposes to strategically replan the properties along Pohick Road in a manner that will eliminate multiple direct driveway entrances to Pohick Road. These entrances are out of character with the established development pattern and the functional purpose of Pohick Road, which is designed and used as a critical commuter collector type roadway. The proposed density of 3-4 dwelling units per acre will encourage a unit, type and design that responds appropriately to the traffic and associated noise constraints from Pohick Road. Perhaps most importantly, the relatively modest increase in density proposed creates incentives and the ability for the developer to commit to much needed drainage improvements that would benefit portions of the Chapel Acres subdivision not directly oriented along the strategic Pohick Road frontage. At present, both the Nominator's studies of the property in surrounding areas and objective County records indicate a multitude of drainage and stormwater concerns. The Nominator proposes to use the Comprehensive Plan process to create reasonable incentives to begin correcting these problems through a combination of means and measures, including but not limited to, overdetention of run off on the

Nomination Property, detention of currently undetained run off from Pohick Road, the possible incorporation of Low Impact Development measures and possible infrastructure upgrades, both on the Nomination Property and within surrounding drainage areas.

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